

\$289,900 - 15, 609 15 Avenue Sw, Calgary

MLS® #A2268829

\$289,900

1 Bedroom, 1.00 Bathroom, 417 sqft

Residential on 0.00 Acres

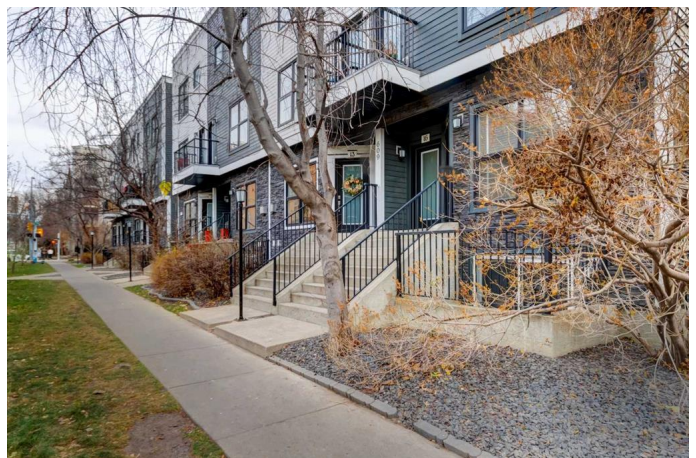
Beltline, Calgary, Alberta

Excellent value in this rare, 2 LEVELS, END UNIT townhome in the Beltline. The main floor of the home features a bright living room (w/ fireplace), dining room and kitchen (w/ sit-up breakfast bar). The equally impressive lower level showcases a large office, substantial laundry room and primary suite complete with a PRIVATE PATIO area and a huge walk-in closet. The in-floor heating system was recently updated and the carpet and vinyl plank flooring throughout is newer as well. Additionally, this unit has a parking stall in the underground parkade (w/attached storage) and it also has access to street parking, right out the front door! Chateau Falls features a courtyard with a stunning fountain and gated access. The entire building has been incredibly well maintained, with newer cement fibre board siding and rubber membrane roofing as well as windows, doors and hardware. The area features some of the best access to groceries, restaurants and shopping in Calgary and is only a short walk to the downtown core.

Built in 1995

Essential Information

MLS® #	A2268829
Price	\$289,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	417
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

Community Information

Address	15, 609 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0R4

Amenities

Amenities	Other, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Secured, Stall, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Master Downstairs
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Courtyard
Lot Description	Few Trees
Roof	Rubber, Flat, Membrane
Construction	Cement Fiber Board, Stone, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 14th, 2025
Days on Market 4
Zoning CC-MH

Listing Details

Listing Office Real Estate Professionals Inc.

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